



Meeting Summary
October 22, 2014

Attendance

Panel Members: Phyllis Cook, Chair
Mohammad Saleem, Vice Chair
Henry Alinger
Phillips Engelke
Rob Hollis
Peggy White

DPZ Staff: Bill Mackey, Dace Blaumanis, Mary Smith

Oxford Square, The Attic #14-16

Owner/Developer: Scheffenacker Properties, LLC
Architect: Butz Wilbern Architects, Ltd.
Engineer: Century Engineering, Inc.

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at approximately 7:32 pm, calling for introductions of the Panel, staff and project team.

2. Review of Oxford Square, The Attic #14-16 – Mr. David Scheffenacker, owner and developer of Oxford Square, believes this project is the way suburban high-density development should be done.

Mr. Michael Pieranunzi, civil engineer and landscape architect, noted that The Attic site is located south of the Oxford Square mixed use site. Being surrounded by woods, The Attic site is secluded and contains stream buffers and wetlands. The Attic's proposed uses are in response to Oxford Square residents' requests for more amenities such as walking paths, dog parks and storage areas. The storage units will be available only to Oxford Square residents. The walking path will be located on the former CSX railroad bed and will connect with the path that goes through the Oxford Square development. The site will be landscaped and screened, and the proposed development will not be visible from any public roads.

Mr. Sam Butz, architect, noted that The Attic site elevation is 20 feet lower than the site of the adjacent residences to the north. One-story Building A will be used as the office. Buildings B and C will be one-story storage buildings with outside loading on the south side, thus screening all activity from the residences. Building D's architectural design is influenced by barn structures and will be a three-story, climate controlled building with an elevator.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP member Hank Alinger offered the following motion:

1. "That the applicant reconsider the townhouse side of Buildings B and C, to reduce the detailing and consider a simpler approach; also, consider a range of gray colors for the building."

Seconded by R. Hollis.

Vote: 5-1 (Saleem) to approve.

DAP member Rob Hollis offered the following motion:

2. "That the applicant consider potentially undulating the grade up against the rear elevation of Buildings B and C."

Seconded by P. Cook.

Vote 6-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

3. "That the applicant consider a green roof for Buildings B and C or for a portion [thereof]."

Seconded by M. Saleem.

Vote 6-0 to approve.

DAP Vice Chair Mohammad Saleem offered the following motion:

4. "That the applicant consider changing the color from green to a few shades of gray depending on the three-story building. Building A could stay as green."

Seconded by H. Alinger and P. Engelke.

Vote 6-0 to approve.

3. Call to Adjourn – Chair Phyllis Cook adjourned the meeting at 8:21 pm.